

Village of Yorkville  
Village Board / Plan Commission

Monday, April 8, 2024 - 6:00 p.m.

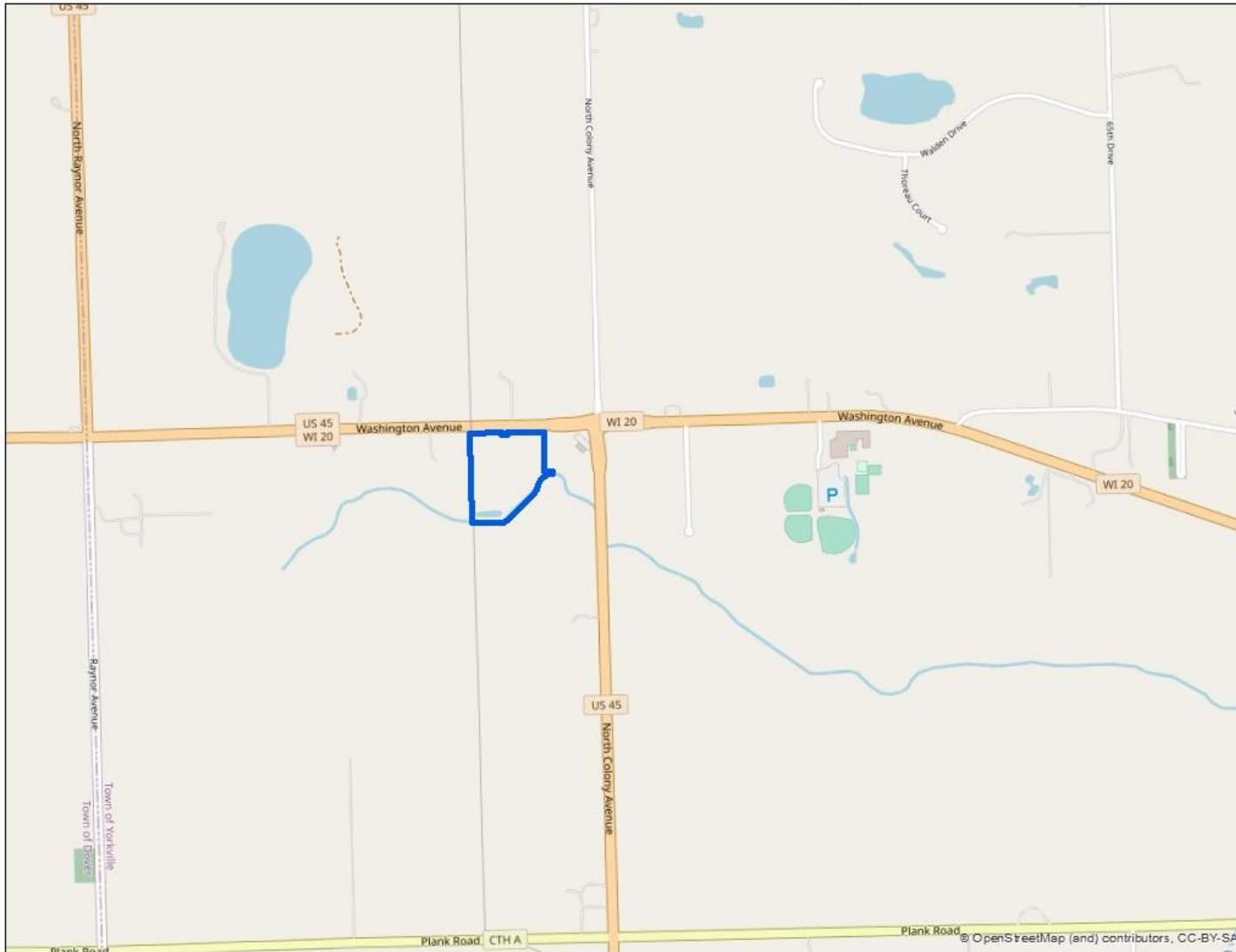
925 15<sup>th</sup> Avenue, Union Grove  
Community Room – 1<sup>st</sup> Floor

Top Flight LLC, Owner  
Brian Depies, Applicant

Site Address: vacant parcel west of 19411 Washington Avenue

B-3 Conditional Use **Extension** to construct a nine-building self-service storage facility (previously approved 12/13/21)

## Location Map



SEC 7 – T3N – R21E

Village of Yorkville

Top Flight LLC, Owner  
Brian Depies, Applicant

Site Address: vacant parcel west of 19411 Washington Avenue

B-3 Conditional Use **Extension** to construct a nine-building self-service storage facility **(previously approved 12/13/21)**

2020 Aerial



SEC 7 – T3N – R21E

Village of Yorkville







**Top Flight LLC, Owner**  
**Brian Depies, Applicant**  
**Extension Request**

**Proposed**



**SEC 7 – T3N – R21E**

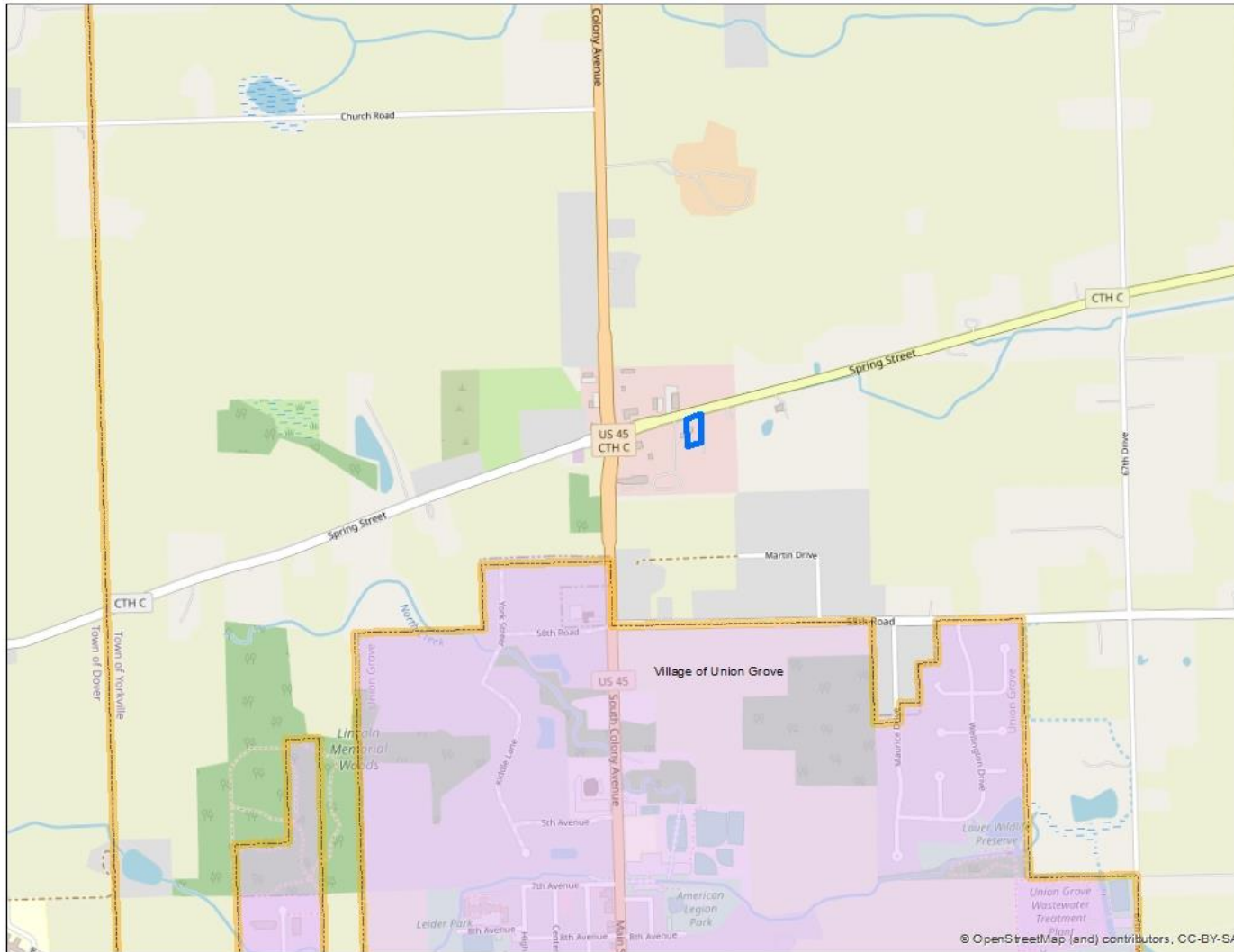
**Village of Yorkville**



MABKGPB, Owner  
Brian Despies, Agent  
Site Address: 19039 Spring Street

## Location Map

**B-3 Site Plan Review Extension to construct two self storage buildings associated with an existing self-service storage facility DBA "Storage Authority" (previously approved 8/14/2023)**



SEC 20 – T3N – R21E

Village of Yorkville

MABKGPB, Owner  
Brian Despies, Agent  
Site Address: 19039 Spring Street

2022 Aerial

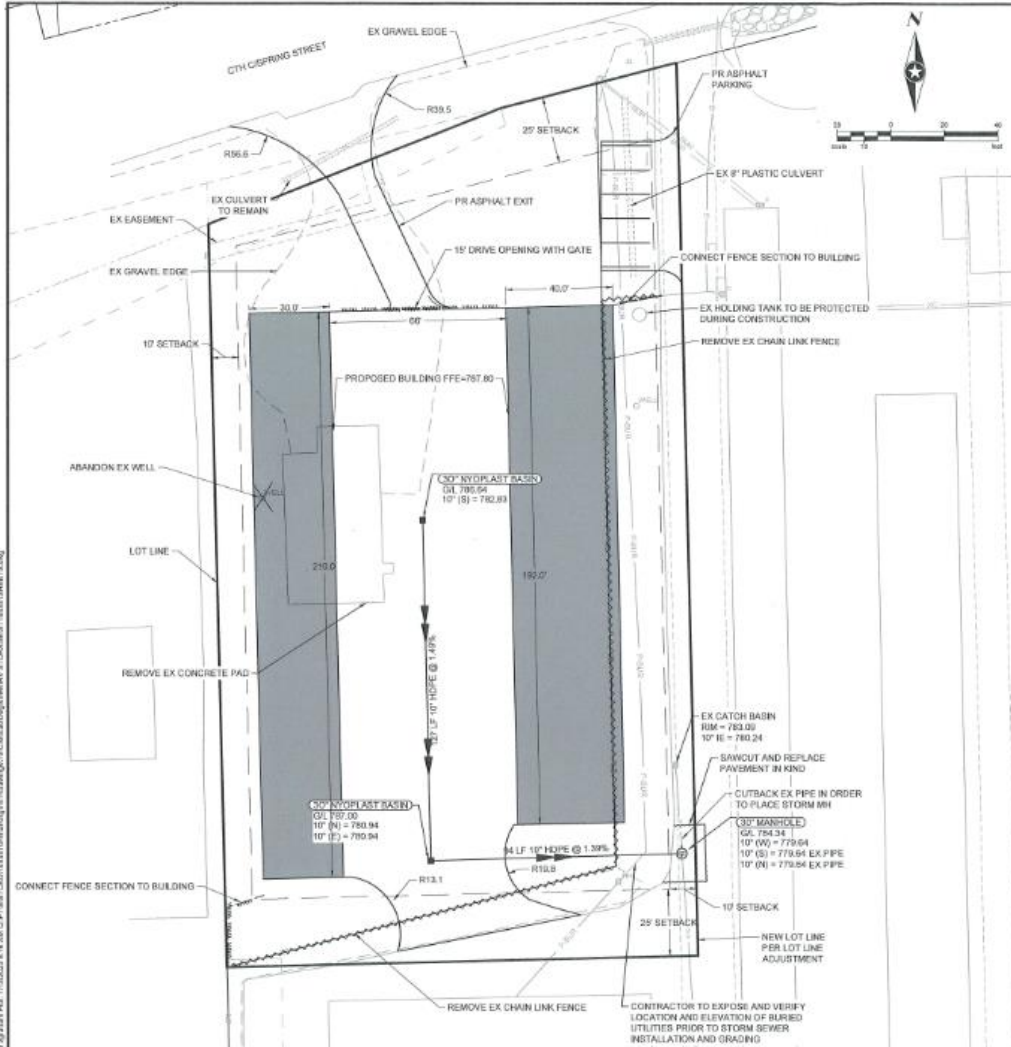
**B-3 Site Plan Review Extension to construct two self storage buildings associated with an existing self-service storage facility DBA "Storage Authority" (previously approved 8/14/2023)**



SEC 20 – T3N – R21E  
Village of Yorkville







**CONSTRUCTION SEQUENCE:**

1. OBTAIN ALL NECESSARY PERMITS PRIOR TO BEGINNING ANY CONSTRUCTION.
2. INSTALL ALL EROSION CONTROL MEASURES INCLUDING SILT FENCE PER PLANS.
3. STRIP AND STOCKPILE TOPSOIL.
4. ROUGH GRADE SITE FOR DRIVE AND BUILDING CONSTRUCTION.
5. INSTALL GRAVEL BASE AND CONSTRUCT BUILDING
6. FINISH GRADE AND PAVE DRIVES, COMPLETE ANY REMAINING RESTORATION.
7. SEED, FERTILIZE, AND MULCH OR MAT (MATting REQUIRED ON ALL SLOPES 4:1 OR STEEPER) ALL DISTURBED AREAS, WITHIN 7 DAYS OF THE END OF DISTURBANCE. USE SEED MIX No. 40 SPREAD AT NORMAL RATE.
8. REMOVE TEMPORARY EROSION CONTROL PRACTICES ONLY WHEN AREAS HAVE ESTABLISHED AT LEAST 80% VEGETATIVE COVER (F APPLICABLE).

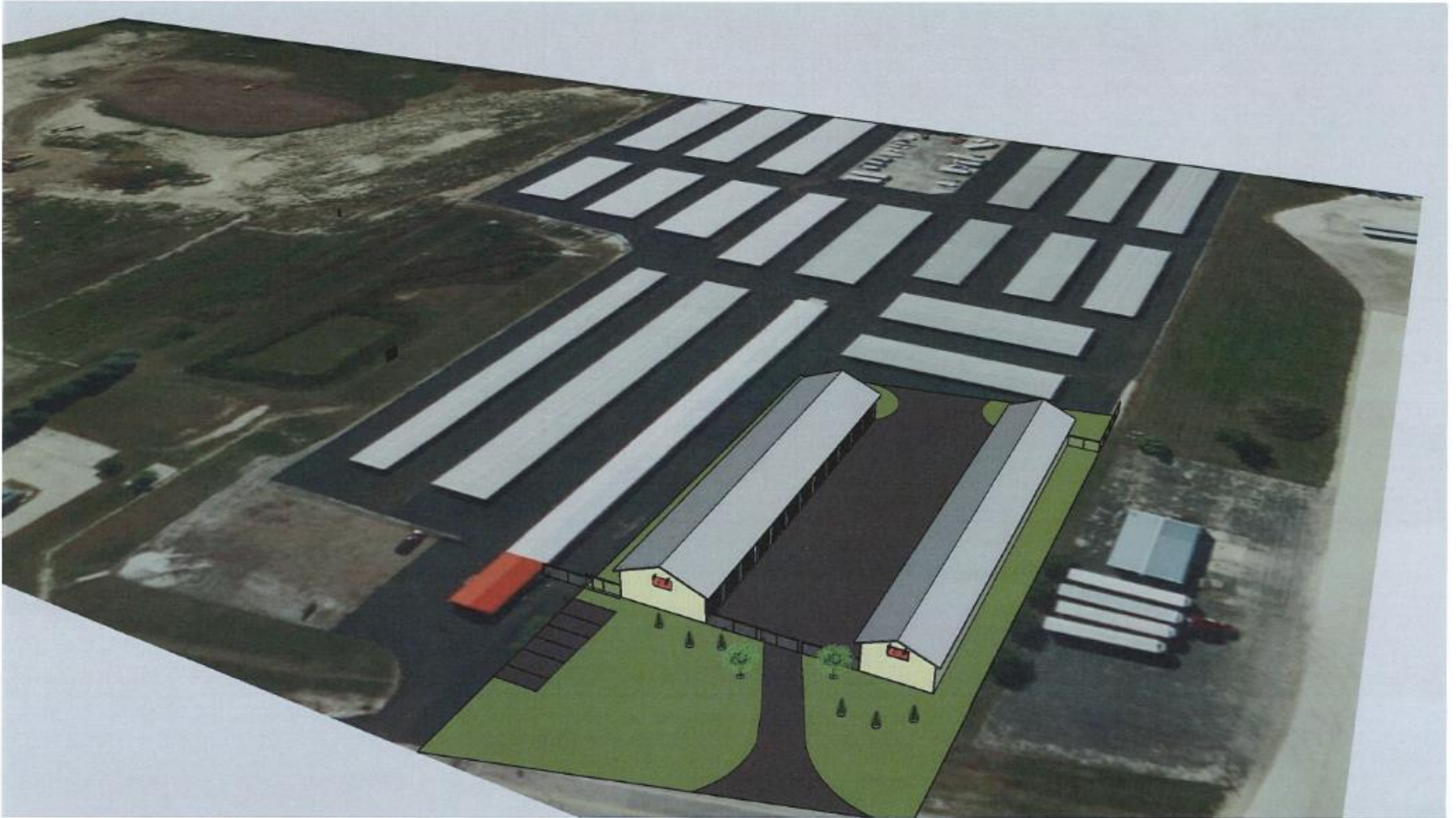
**GENERAL NOTES:**

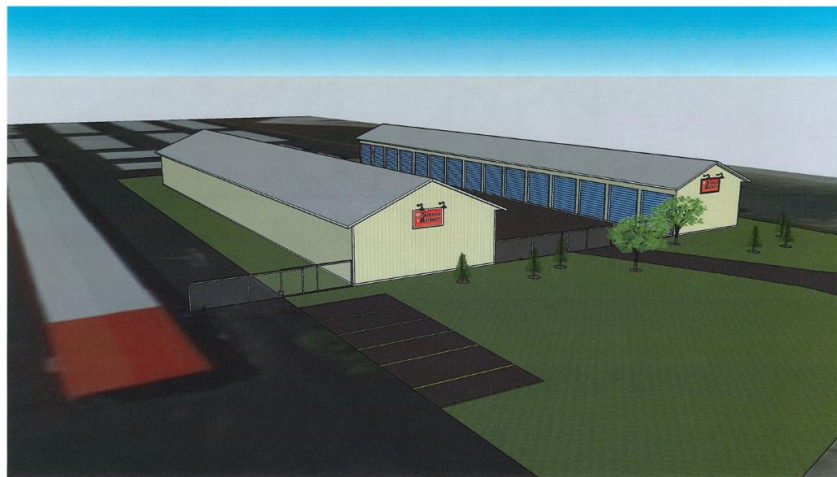
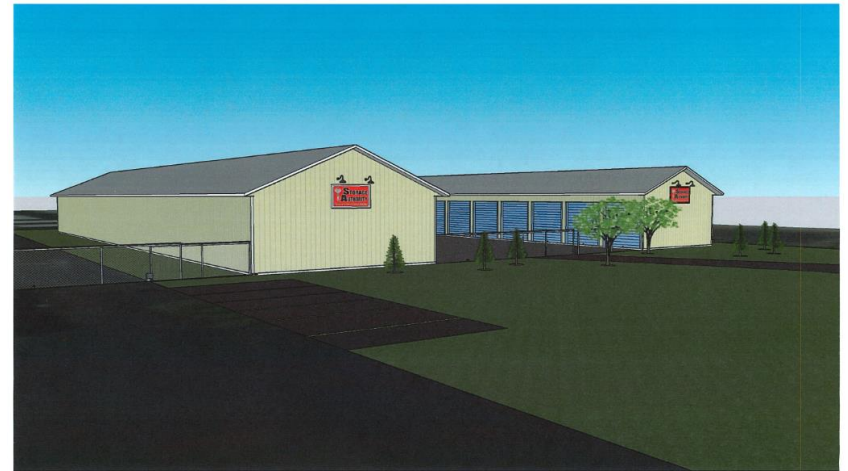
1. ALL EROSION CONTROL PRACTICES MUST BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL AS WELL AS SNOW MELT AND WINTER THAW (1/2" OR MORE), AND AT LEAST ONCE PER WEEK.
2. ALL TEMPORARY TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN 25 FEET OF A DRAINAGE WAY OR A WETLAND AND SHALL BE PROTECTED WITH SILT FENCING AROUND THE DOWNSLOPE AND SLOPES OF THE PILE, AND STABILIZED WITH TEMPORARY SEEDING IF LEFT INACTIVE FOR 7 DAYS OR MORE.
3. CUT AND FILL SLOPES WILL BE 3:1 OR FLATTER, UNLESS OTHERWISE NOTED.
4. TEMPORARY SEEDING TO CONFORM WITH SECTION 630.2.1.5.1.2 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (ANNUAL DATS) NOTE: FALL PLANTINGS TO INCLUDE WINTER WHEAT OR RYE ADDED TO MIXTURE. AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD OF 30 DAYS OR LONGER MUST BE SEEDING WITHIN 7 DAYS OF INACTIVITY.
5. HYDRO-MULCHING ALL DISTURBED AREAS W/POLYACRYLAMIDE REQUIRED FOR WINTER STABILIZATION (PER DOT'S PAL).  
DEADLINES FOR SEEDING ARE:  
SEPTEMBER 15 - COOL GRASS SEEDING;  
OCTOBER 15 - TEMPORARY SEEDING;  
NOVEMBER 15 - DORMANT SEEDING.
6. TOPSOIL SHALL NOT BE USED AS FILL MATERIAL IN THE NON-STRUCTURAL AREAS UNTIL ALL SOURCES OF STRUCTURAL CUT AND TRENCH SPOOLS HAVE BEEN EXHAUSTED, UNLESS OTHERWISE INDICATED OR INSTRUCTED BY OWNER OR PROJECT ENGINEER.
7. RESTORATION SHALL BE 4" TOPSOIL (REASONABLY FREE OF STONES, STICKS, ROOTS, AND OTHER OBJECTIONABLE MATTER AND DEBRIS). ONCE TOPSOIL HAS BEEN SPREAD, THE AREA SHALL BE SEEDING WITH SEED MIXTURE NO. 40 IN SECTION 630 OF THE "STATE SPECIFICATIONS", UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL APPLY A FERTILIZER (20-0-0) OVER THE SEEDING AREA AT A RATE OF 7 POUNDS PER 1000 SQUARE FEET. THIS AREA SHALL BE MAINTAINED BY THE CONTRACTOR. STRAW MULCH SHALL BE PLACED IN ACCORDANCE WITH METHODS "B" OR "C", AS DESCRIBED IN SECTION 627 OF THE "STATE SPECIFICATIONS", EXCEPT THAT THE MULCH SHALL BE PLACED WITHIN ONE (1) DAY AFTER THE SEEDING HAS BEEN COMPLETED.
8. INSTALLATION OF ANCHORED HAY OR MULCH SHOULD NOT OCCUR OVER SNOW GREATER THAN 1 INCH IN DEPTH. MULCH APPLIED DURING WINTER SHOULD BE ANCHORED WITH NETTING OR AN APPROVED TACKIFIER FROM THE WISDOT PAL.



| REV# | DATE     | DESCRIPTION          | BY | CHKD |
|------|----------|----------------------|----|------|
| 001  | 07/26/23 | ISSUED FOR PERMITS   | MD | MD   |
| 002  | 07/26/23 | REVISED PER COMMENTS | MD | MD   |
| 003  | 07/26/23 | REVISED PER COMMENTS | MD | MD   |
| 004  | 07/26/23 | REVISED PER COMMENTS | MD | MD   |
| 005  | 07/26/23 | REVISED PER COMMENTS | MD | MD   |

|  |                          |           |      |
|--|--------------------------|-----------|------|
|  | STORAGE AUTHORITY        | SITE PLAN | 3    |
|  | VILLAGE OF YORKVILLE, WI |           | of 4 |





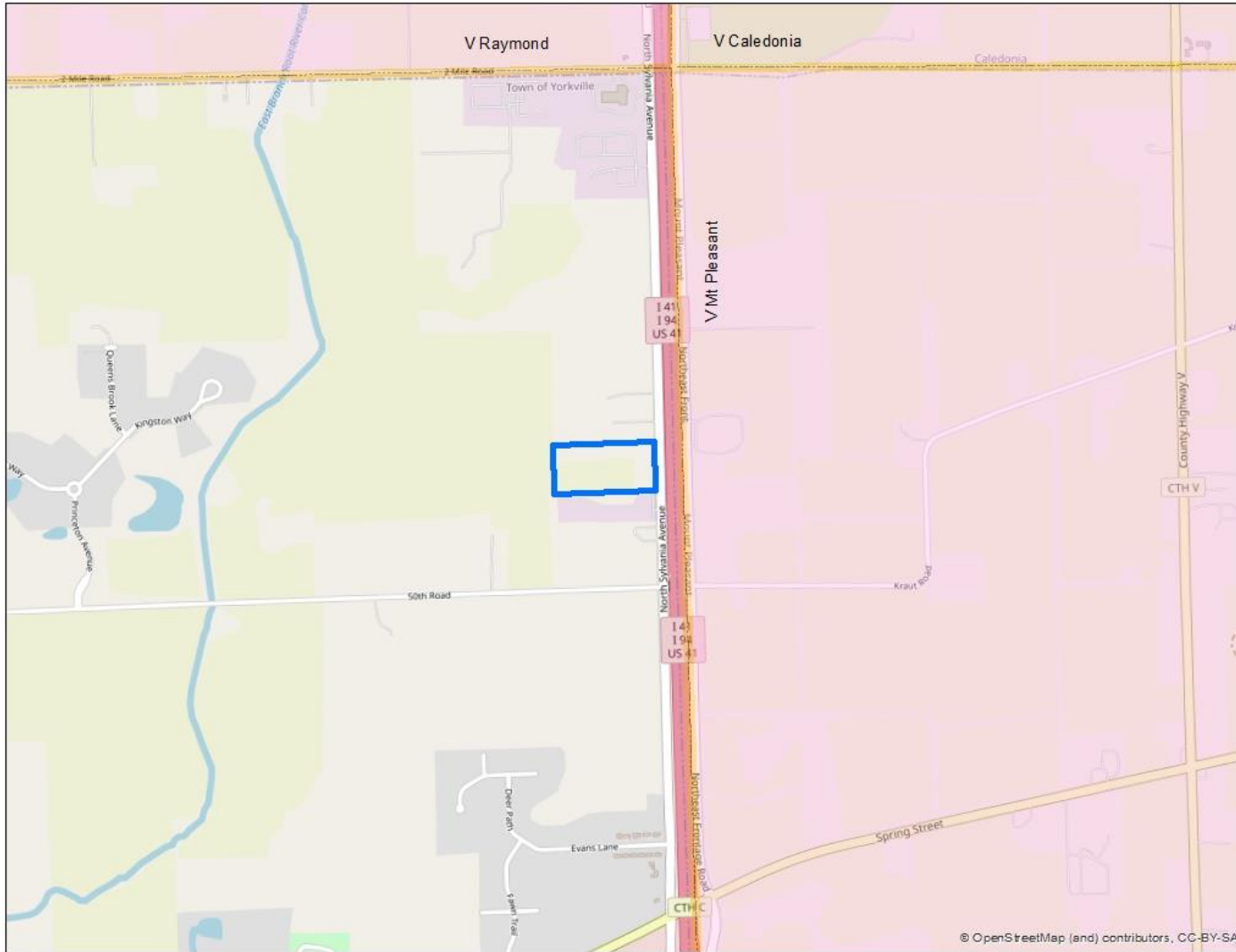
2118 North Sylvania LLC & 2232 North Sylvania LLC, Owners

Robert Gleason, Applicant

Site Address: 2232 North Sylvania Avenue

M-3 Conditional Use **Extension** to construct two 10,000 sf industrial buildings (Previously approved 7/10/23)

Location Map



SEC 1 – T3N – R21E

Village of Yorkville

2118 North Sylvania LLC & 2232 North Sylvania LLC, Owners

Robert Gleason, Applicant

Site Address: 2232 North Sylvania Avenue

M-3 Conditional Use **Extension** to construct two 10,000 sf industrial buildings (Previously approved 7/10/23)

2020 Aerial  
Wetlands



SEC 1 – T3N – R21E

Village of Yorkville

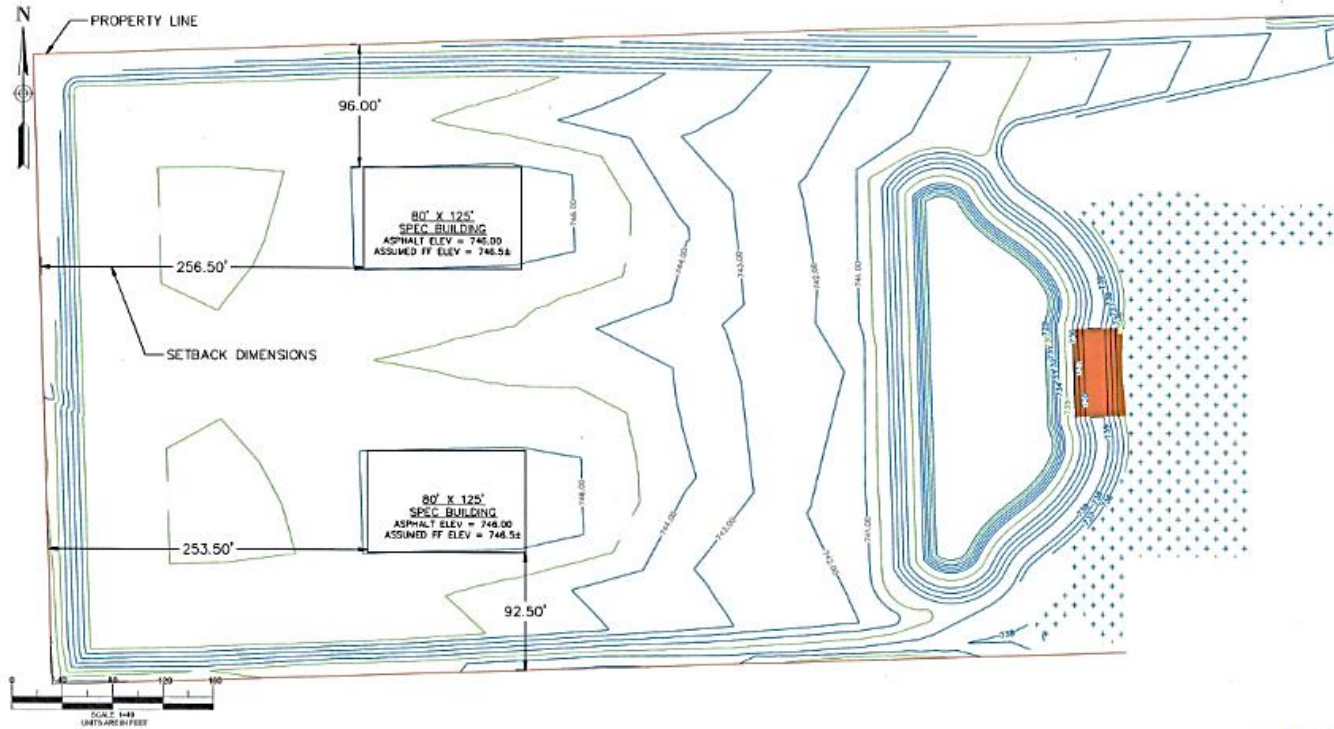


2118 North Sylvania LLC & 2232 North Sylvania LLC, Owners  
 Robert Gleason, Applicant

Site Address: 2232 North Sylvania Avenue

M-3 Conditional Use **Extension** to construct two 10,000 sf industrial buildings (Previously approved 7/10/23)

Proposed



PREPARED FOR:  
 BOB GLEASON  
 SPEC BUILDING

PREPARED BY:  
 A.W. OAKES & SON  
 RACINE, WISCONSIN 53408  
 OFFICE (262) 781-1400 FAX (262) 781-1407  
 WWW.AWOAKES.COM



|             |              |
|-------------|--------------|
| DRAWN BY:   | CHK:         |
| CHECKED BY: | ACC:         |
| SCALE:      | TITLE:       |
| DATE:       | PROJECT NO.: |
|             |              |

|             |      |
|-------------|------|
| REVISIONS   | DATE |
| DESCRIPTION |      |
|             |      |
|             |      |

RECEIVED  
 MAY 24 2023  
 RACINE COUNTY



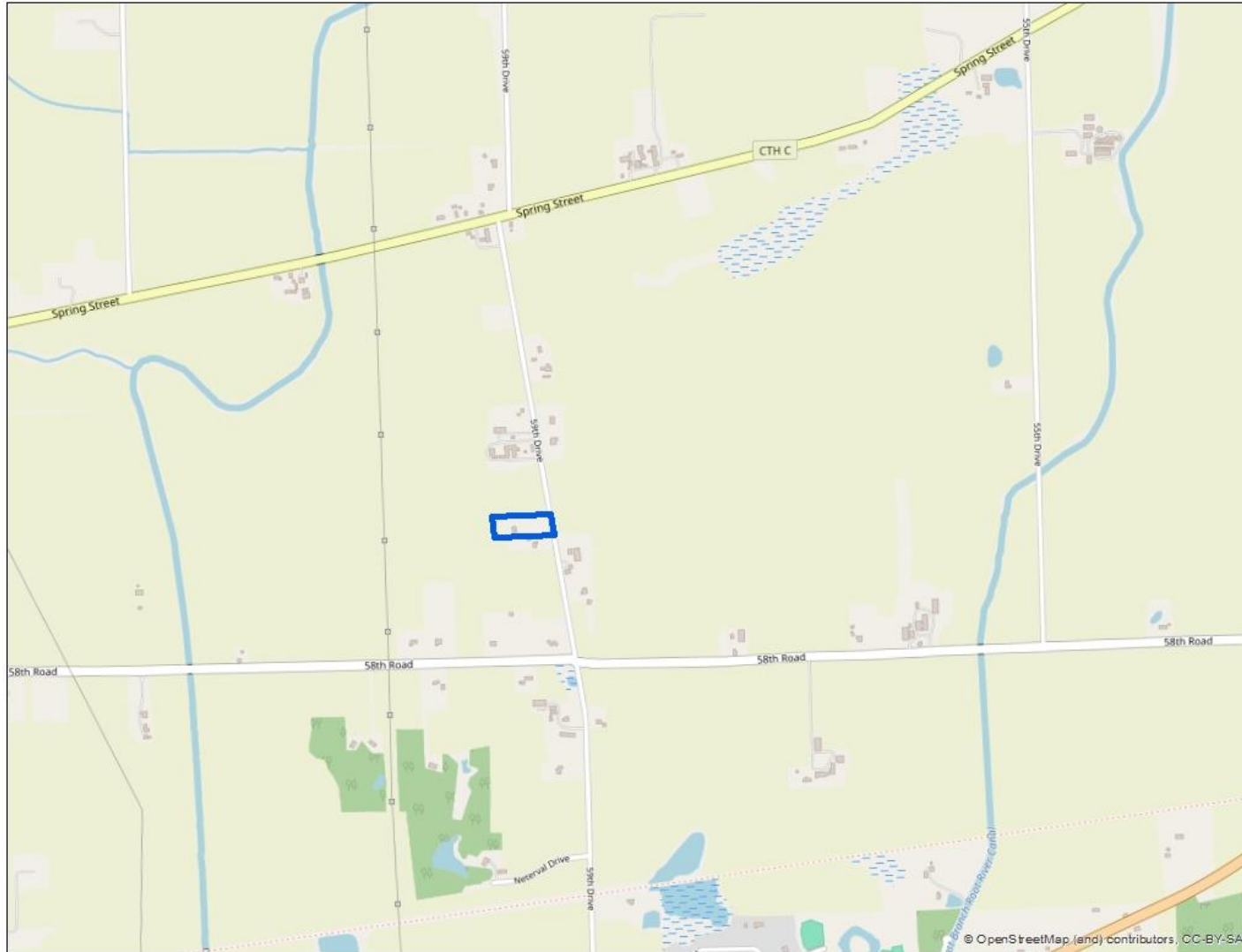
SEC 1 – T3N – R21E

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Village of Yorkville

**Therese A. Rozek Revocable Trust dated 8/15/2019, Owners  
Dani Beierschmitt (Arch Solar), Agent  
Site Address: 2610 59<sup>th</sup> Drive  
A-2 Review to construct a 24-panel roof-mount solar array system (9.84 kW); approx. 498sf**

**Location Map**



**SEC 22 – T3N – R21E**

**Village of Yorkville**

**Therese A. Rozek Revocable Trust dated 8/15/2019, Owners  
Dani Beierschmitt (Arch Solar), Agent  
Site Address: 2610 59<sup>th</sup> Drive  
A-2 Review to construct a 24-panel roof-mount solar array system (9.84 kW); approx. 498sf**

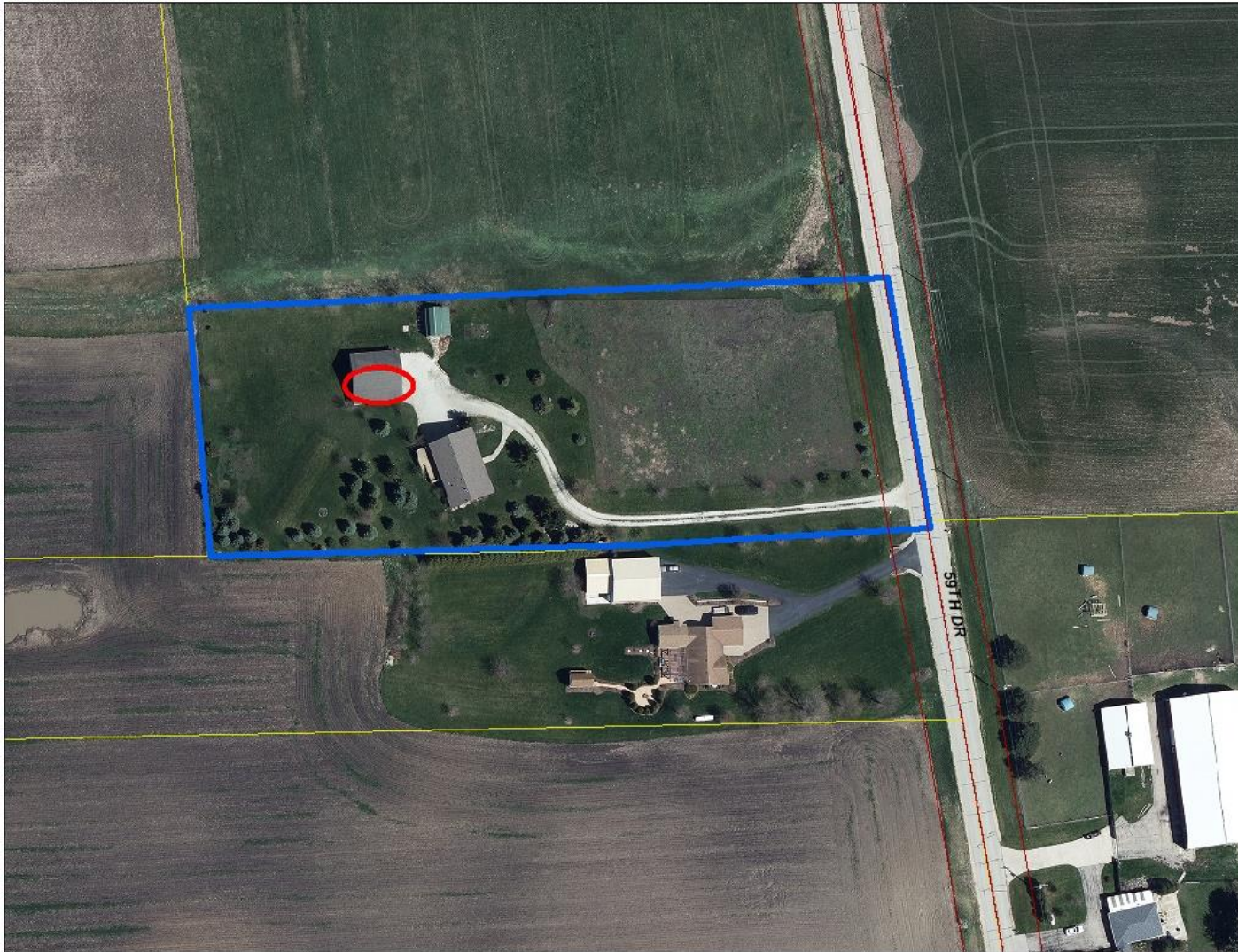


**SEC 22 – T3N – R21E**

**Village of Yorkville**



**Therese A. Rozek Revocable Trust dated 8/15/2019, Owners  
Dani Beierschmitt (Arch Solar), Agent  
Site Address: 2610 59<sup>th</sup> Drive  
A-2 Review to construct a 24-panel roof-mount solar array system (9.84 kW); approx. 498sf**



**SEC 22 – T3N – R21E**

**Village of Yorkville**



French 9.84kW dc Solar Roof Mount Project

Village of Yorkville, Racine County

2610 59th Dr, Union Grove, WI 53182

Install system on South facing detached barn roof. 24 REC 410W panels with 24 microinverters.

System size is 9.84kW and will offset the customer's electric consumption by 95%.



Equipment Location:

Revenue meter is located outside the South side of the House.  
 Export meter will be adjacent to revenue meter.  
 Combiner and Disconnect 1 will be on exterior of barn near subpanel.  
 Disconnect 2 will be on exterior of home before internal conduit run.

| Array # | Array Pitch | True Azim. | Mag. Azim. | PV SqFt |
|---------|-------------|------------|------------|---------|
| 1       | 33°/19°     | 176°       | 180°       | 498.5   |



1237 Pilgrim Road  
 Plymouth WI, 53073  
 Phone: (920) 838-6610  
 www.archsolar.com



100A Subpanel

Subpanel for interconnection

Combiner

Disconnect 1

~50' Trench

100A subpanel to be installed on the left side of this window, south east corner of pole barn.



Disconnect 2

Meter  
Main Panel

Main Panel Located in basement.



Export Meter

Combiner and disconnect 1 will be located on pole barn, on the exterior side of sub panel location.

Disconnect 2 located on exterior of home.



Plot Plan: Scale - NTS



**French- 9.84 kWdc,  
 7.56 kWac, Racine**

Customer: Keith French  
 Address: 2610 50th Dr  
 City: Union Grove  
 State: WI  
 Zip Code: 53182  
 Contact: Keith French  
 Phone: (262) 936-1284  
 Email: kfrench1@yahoo.com

|                   |              |
|-------------------|--------------|
| Project Number    | System Size  |
| 24R-009           | 9.84 kWdc    |
| Designer          | 008.225.0173 |
| Dani Beierschmitt |              |
| Site Plan         |              |
| Revision 1        | Date: 3-4-20 |
| Page A.2          |              |